Davidson County DEEDWARR
Recvd: 06/30/04 12:35 3pgs
Fees:18.00 Taxes:616.05

20040630-0077709

WARRANTY DEED

FROM: Patricia B. Kirby, an unmarried woman
TO: Terry A. Eaves, an unmarried woman

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Attorney
Ste. 2600, 401 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry A. Eaves	owner	Map 126-15A
(NAME)	(NAME)	par. 225
8036 Boone Trace		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $166,500.00.

Subscribed and sworn to before me, this the 28th day of June, 2004.

Affiant

My Commission Expires: 11-22-05

(Affix Seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS in hand paid by TERRY A. EAVES (the "Grantee" herein), the receipt whereof is hereby acknowledged, I, the undersigned Grantor, PATRICIA B. KIRBY (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said TERRY A. EAVES, an unmarried woman, her heirs, administrators

and assigns, certain real estate in Davidson County, Tennessee (the said "Property"), being more particularly described as follows:

Being all of Lot No. 203 on the Plan of Section Five, Boone Trace at Biltmore, as shown by plat appearing of record in Instrument No. 2000622-0062086, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of said Lot.

Being the same property conveyed to Patricia B. Kirby, an unmarried woman, by warranty deed dated February 15, 2001, of record in Instrument No. 20010222-0016627, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 2004 taxes, which have been prorated as of the date hereof and assumed by Grantee.

2. All matters of record, including Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, re-recorded in Book 9735, page 931, as amended in Book 10032, page 813, and as supplemented in Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No.20010717-0075962, Instrument No. 20011211-0121618 and in Instrument No. 20011119-0126832; and any and all homeowner association or maintenance fees, charges or dues, or the like; Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534; Grant of Overhead Line Easement of record in Book 8992, page 62: Easement and Right of Way Agreement Underground of record in Book 9665, page 420; Quitclaim Deed to Homeowners Association of record in Instrument No. 20011119-0126831; Agreement for Dedication of Public Utility Easement of record in Instrument No. 20040204-0013636; and all matters shown on the plat of record in Instrument No. 20000622-0062086; all as shown on the records of the Register's Office for Davidson County, Tennessee.

This is improved property known as 8036 Boone Trace, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said Grantee, and her heirs, administrators and assigns forever.

And the said Grantor does hereby covenant with the said Grantee that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And the said Grantor does further covenant and bind herself, her heirs and administrators, to warrant and forever defend the title to the said real estate to the said Grantee, her heirs, administrators and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature this the 28th day of June, 2004.

Patricia B. Kirby

Patricia B. Kirby, an unmarried woman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Patricia B. Kirby, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 28th day of June, 2004.

NOTARY PUBLIC

(Affix Seal)

MY COMMISSION EXPIRES: 11.22.05

R. BARRETT, JR. NOTARY PUBLIC AT LARGE